

Minneapolis Community Development Agency

Request for City Council Action

Date: October 28, 2003

To: Council Member Lisa Goodman, Community Development Committee
Council Member Barbara Johnson, Ways and Means/Budget Committee
Refer to: MCDA Board of Commissioners

Prepared by John Harrington, Project Coordinator 612-673-5018

Approved by Lee Sheehy, Executive Director
Chuck Lutz, Deputy Executive Director _____

Subject: Authorization to:

1. Apply to the Metropolitan Council Metropolitan Livable Communities Fund Tax Base Revitalization Account Grant Program for Antiques MN Building, Franklin Lofts, Greenleaf Lofts on Nicollet, Hiawatha Business Center, Karamu East & West on Plymouth, River Run Apartments; and,
2. Apply to the Minnesota Department of Employment and Economic Development Contamination Cleanup Grant Program for environmental remediation at Greenleaf Lofts on Nicollet, Hiawatha Business Center, Karamu East & West on Plymouth, River Run Apartments, Shoreham Yards (investigation only), Wall # 2 (investigation only); and,
3. Apply to the Hennepin County Environmental Response Fund for Franklin Lofts, Greenleaf Lofts on Nicollet, Hiawatha Business Center, Hiawatha Commons (investigation only), Lutheran Social Services (LSS) Housing Opportunities, Ripley Gardens (Queen Campus), River Run Apartments, Shoreham Yards (investigation only), Village in Phillips, Wall # 2 (investigation only); and,
4. Forward this report to the MCDA Board of Commissioners.

Previous Directives: The MCDA Board of Commissioners has previously approved actions on Greenleaf Lofts on Nicollet, Hiawatha Commons, Karamu East & West on Plymouth, LSS Housing Opportunities, Village in Phillips, SEMI, of which Wall #2 is part, Shoreham Yards. The City Council previously authorized application to the Hennepin County Environmental Response Fund for environmental remediation for Ripley Gardens (Queen Campus). The City Council previously authorized application to the Department of Employment and Economic Development for environmental investigation for the Hiawatha Business Center site. On October 27, 2000, the MCDA Board approved a Project Analysis Authorization to allow staff to analyze the Marshall River Run housing project, prepare Redevelopment and TIF Plans, and negotiate a redevelopment contract with the developer. On July 15, 2003, a public hearing was held before the Community Development Committee regarding the preliminary approval of the proposed housing revenue bonds. The

CD Committee forwarded the report to the full Council without recommendation, and on July 25, 2003, the Council referred it back to Committee.

There are no previous directives for Antiques MN Building and Franklin Lofts.

Wards: 2, 3, 5, 6, 9

Neighborhood Group Notification: The Whittier Neighborhood Organization was notified of the **Greenleaf Lofts** project in February, 2003 and was aware of the RfP and award of development rights for **Franklin Lofts** in June and August, 2003. The East Phillips Improvement Coalition is being notified of the remediation application for the **Hiawatha Business Center**. The Longfellow Community Council reviewed **Hiawatha Commons** at a neighborhood meeting in June, 2003. Northside Residents Redevelopment Council (NRRC) has held several community meetings and sought neighborhood review and support for **Karamu East & West** on Plymouth project from the Residential and Commercial Taskforce on March 10, 2003. Phillips West reviewed and voted to support the **LSS** project in February, 2002. Midtown Phillips was notified of the Neighborhood Development Center's efforts for rehabilitation and reuse of the **Antiques MN Building** in July 2003. The Harrison Neighborhood Association issued a letter of support for environmental remediation funding for the **Ripley Gardens** (Queen Campus) project in February 2002. The developer has been working with the Sheridan Neighborhood Organization regarding the **River Run Apartments** project since the beginning of 2003. The Shoreham Area Advisory Committee will be notified of the investigation application request for **Shoreham Yards**. East Phillips Improvement Coalition began planning the **Village in Phillips** in autumn, 1998. The SEED Committee has been notified that an application would be made for funds to clean up the **Wall #2** (SEMI) site.

Consistency with *Building a City That Works*: Franklin Lofts, Greenleaf Lofts, Hiawatha Commons, Karamu East & West, LSS Housing Opportunities, Ripley Gardens (Queen Campus), River Run Apartments and Village in Phillips are consistent with Goal 2: Ensure that an array of housing choices exist to meet the needs of our current residents and attract new residents to the city, Strategy 2: Increase the development of affordable housing in neighborhoods with stronger markets, and Goal 3: Support strong and diverse neighborhoods where people choose to live. Hiawatha Business Center, Shoreham Yards, Wall #2 (SEMI) are consistent with Goal 1: Increase the city's economic competitiveness and extend the benefits of the growing economy to all Minneapolis residents, Strategy 1: Provide clean, buildable land parcels to meet the needs of business expansion and relocation within the city. Antiques MN Building is consistent with Goal 1: Increase the city's economic competitiveness and extend the benefits of the growing economy to all Minneapolis residents. Objective B. Attract and expand new and existing services, infrastructure, developments and employers that position Minneapolis and the region to compete in the economy of the 21st century.

Comprehensive Plan Compliance: Complies with land reclamation and providing a healthy environment elements of the Minneapolis Plan.

Zoning Code Compliance: The proposed projects either are in compliance or will comply with the Minneapolis Zoning Code.

Impact on MCDA Budget: (Check those that apply)

- ☐ No financial impact
- ☐ Action requires an appropriation increase to the MCDA Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☒ Other financial impact (Explain):

There is no direct financial impact at this time. However, some of the grant requests do require a commitment of local match funds. The Minneapolis Community Development Agency is sponsoring these grant requests, acting in some cases as a pass-through and conduit for environmental investigations and cleanup. The following listing is in priority order based on affordable housing impacts and input from the Brownfield Review Committee.

Metropolitan Tax Base Revitalization Account Contamination Cleanup Grant Requests In Priority Order

Project	Grant Request
Hiawatha Business Center	\$ 277,550
Greenleaf Lofts on Nicollet	\$ 38,935
Karamu East & West	\$ 50,375
River Run Apartments	\$ 13,000
Antiques MN Building	\$ 200,000
Franklin Lofts	\$ 115,000
Total Metropolitan Council:	\$ 678,610

MN Department of Employment and Economic Development Contamination Cleanup Grant Requests in Priority Order

Project	Grant Request
Hiawatha Business Center	\$1,501,250
Greenleaf Lofts on Nicollet	\$ 149,625
Karamu East & West	\$ 290,625
River Run Apartments	\$ 100,000
Shoreham Yards (investigation)	\$ 50,000
Wall #2 (SEMI) (investigation)	\$ 50,000
Total MN DEED	\$1,947,750

Hiawatha Business Center, Greenleaf Lofts, River Run Apartments local matches will come from developer's funds. Karamu East & West local match will come from developer's funds and NRP. Because Shoreham Yards and Wall #2 are investigation funding requests, a local funding match is not required.

Hennepin County Environmental Response Fund Grant Requests in Priority Order	Grant Request
Project	
Hiawatha Business Center	\$100,000
Hiawatha Commons	\$ 40,000
Greenleaf Lofts on Nicollet	\$ 75,000
River Run Apartments	\$100,000
Shoreham Yards	\$ 50,000
Ripley Gardens (Queen Campus)	\$ 52,000
Wall #2 (SEMI)	\$ 25,000
LSS Housing Opportunities	\$ 30,000
Franklin Lofts	\$115,000
Village in Phillips	\$ 55,000
Total Hennepin County ERF	\$642,000

Living Wage / Business Subsidy: Environmental assistance is exempt from Living Wage/Business Subsidy.

Job Linkage: Generally exempt, may be case by case exceptions.

Affirmative Action Compliance: Will comply.

RECOMMENDATION:

CITY COUNCIL RECOMMENDATION: The Executive Director recommends that the City Council

1. Apply to the Metropolitan Council Metropolitan Livable Communities Fund Tax Base Revitalization Account Grant Program for Antiques MN Building, Franklin Lofts, Greenleaf Lofts on Nicollet, Hiawatha Business Center, Karamu East & West on Plymouth, River Run Apartments; and,
2. Apply to the Minnesota Department of Employment and Economic Development Contamination Cleanup Grant Program for environmental remediation at Greenleaf Lofts on Nicollet, Hiawatha Business Center, Karamu East & West on Plymouth, River Run Apartments, Shoreham Yards (investigation only), Wall # 2 (investigation only); and,
3. Apply to the Hennepin County Environmental Response Fund for Franklin Lofts, Greenleaf Lofts on Nicollet, Hiawatha Business Center, Hiawatha Commons (investigation only), LSS Housing Opportunities, Ripley Gardens (Queen Campus), River Run Apartments, Shoreham Yards (investigation only), Village in Phillips, Wall # 2 (investigation only); and,
4. Forward this report to the MCDA Board of Commissioners.

MCDA Board Recommendation: The Executive Director recommends that the MCDA Board approve the attached resolutions authorizing the Executive Director or other appropriate staff to execute agreements to implement the Metropolitan Council Livable Communities Tax Base Revitalization Account Grant Program, Minnesota Department of Employment and Economic Development Contamination Clean Up and Investigation Grant Program, and Hennepin County Environmental Response Fund. Summary publication of the resolutions is recommended.

Background/Supporting Information

INTRODUCTION:

Enacted by the legislature in 1995, the Metropolitan Livable Communities Act designated the Metropolitan Council as the administrator of the Tax Base Revitalization Program. This program makes grants to clean up contaminated land for subsequent redevelopment, job retention, and job growth in areas that have lost some of their commercial/industrial base. Applications to this program are due November 1st, 2003. No local match is required. The City of Minneapolis geographic area is restricted to receiving no more than \$1,300,000.

The Minnesota Contamination Cleanup Grant Program was established in 1993 to clean up contaminated sites and convert contaminated property into a marketable asset. The Department of Employment and Economic Development is the administering state agency. Applications are due November 1st, 2003 and a local match equal to twenty-five percent of the project costs is required, of which twelve percent of the clean-up costs must come from non-tax increment local funds. There is no financial limit for the City of Minneapolis geographic area. However, there is a maximum of \$3 million available statewide for the spring 2003 round and all projects must qualify for petroleum-contaminated remediation.

Hennepin County has been collecting mortgage registry and deed tax for deposit into an Environmental Response Fund (ERF). The ERF is used for the assessment and clean up of contaminated sites located within Hennepin County, with emphasis on affordable housing projects. Applications are due November 1, 2003.

In spring, 2003 the MCDA (or projects in Minneapolis) received 3 grant awards totaling \$1,005,535 from the Metropolitan Council, 4 grants totaling \$1,484,851 from the State of Minnesota and 7 grants totaling \$463,750 from Hennepin County for contamination cleanup. Since 1994 the MCDA has been awarded \$16,343,303 from the Metropolitan Council, \$16,054,585 from the State of Minnesota, and \$1,684,640 from Hennepin County for contamination cleanup. Projects may be eligible for and apply to more than one grant source.

For the autumn 2003 Contamination Grant round the MCDA has been requested to sponsor 12 projects with contamination grant requests totaling \$3,780,000. These projects would have the MCDA submitting 6 applications totaling \$2,141,500 to MnDEED, 6 applications totaling \$694,860 to the Metropolitan Council and up to 10 applications totaling \$642,000 to Hennepin County.

Proposed Projects:

This section of the report presents **projects in alphabetical order**, since their ranking for each funding source is not identical.

Franklin Lofts (Ramar Building) Ward 6

111 East Franklin Street, Minneapolis, MN,

Metro Council TBRA request: \$115,000;

Hennepin County ERF request: \$115,000;

Convert the Ramar Building to 57 loft-style condominium units on two full floor plates of approx. 26,000 sf, and one half plate for walk-out units of about 12,000 sf. Parking for up to 40 cars below grade and up to 55 cars on the surface lot. Funding request is for asbestos removal.

Greenleaf Lofts on Nicollet Ward 6

2000 Nicollet Avenue

DEED remediation grant request: \$149,625;

Metro Council TBRA request: \$38,935;

Hennepin County ERF request: \$75,000;

Local Match \$35,940 (developer's funds and/or prior expenditures)

Greenleaf Lofts offers 27 units of mixed-income home ownership housing (ranging in price from \$145,000 - \$354,900) with secure, underground parking and new retail space on the corner of Franklin and Nicollet Avenues. Adding the stability of home ownership, the vibrancy of retail space, and the security of a police substation, Greenleaf will have a dramatic impact on this blighted corner. Greenleaf will generate approximately \$150,000 in real estate taxes annually and will inspire additional development along both Franklin and Nicollet Avenues. Funding is to remediate petroleum-contaminated soil.

Hiawatha Business Center Ward 6

Highway 55 & 28th St. East,

DEED remediation grant request: \$1,501,250;

Metro Council TBRA request: \$277,550;

Hennepin County ERF request: \$100,000;

Local Match \$256,200

The developer (Ryan Companies) is working with a client who hopes to provide 150 jobs at the site, with better than living wage salaries. As one of the most contaminated sites in the metro region, the opportunity to work with the private sector in assisting in achieving a remediated site to bring to the neighborhood is unprecedented. The time frame is such that the client's lease requires it to be relocated by August of 2004, and construction would have to begin in February of 2004. The timing is crucial for this round of funding. The Council should be aware that the neighborhood has yet to review this plan, and the developer has not secured (but plans to) secure the various permits and licenses for the site. The coordination of multiple state agencies along with the developer would be a great achievement in the brownfield remediation program.

Hiawatha Commons Ward 9

Northwest corner of Minnehaha Ave. and 28th St. E.

Hennepin County ERF request: \$40,000;

One level of underground parking, 15,000 square foot retail, 80 units of workforce housing on four levels. Funding is for investigation and RAP preparation for petroleum-contaminated soil.

Karamu East & West on Plymouth Ward 5

1256 Penn Avenue North & 2201 Plymouth Avenue North

DEED remediation grant request: \$290,625;

Metro Council TBRA request: \$50,375;

Local Match \$46,500 (developer's funds and/or NRP)

The site at 1256 Penn Avenue North was previously occupied by an old abandoned gas station, which was constructed in 1923 and razed in 1969 prior to the MCDA's first acquisition of the site in 1976. The property was then sold to a McDonald's franchiser, who constructed a restaurant on the site and conducted business until the business failed and the property was resold back to the MCDA November 17, 1992. The improvements were razed in 1994 by the MCDA and the site has since sat vacant.

NRRC proposes to develop the site at 2201 Plymouth Avenue North as a mixed-use housing and commercial/retail development consisting of 20 for sale condominium units and up to 15,000 square feet of commercial retail space. Funding is to remediate petroleum-contaminated soil.

LSS Housing Opportunities Ward 6

2421; 2429-31 Portland Avenue,

Hennepin County ERF request: \$30,000;

The project will rehabilitate two LSS owned buildings that have served as transitional housing. When rehabilitation is complete the project will be converted to permanent supportive housing serving 12 homeless and near homeless families. As part of the Family Housing Fund's Stabilization Program, the facility was assessed to identify its rehabilitation needs and health related issues. The assessment acknowledged LSS' strength as an owner and service provider, but noted the need for implementation of its recommendations to ensure the long term viability of this important existing housing resource. Funding is to remediate asbestos and lead.

Reuse of Antiques Minnesota Ward 6

1508 East Lake Street,

Metro Council TBRA request: \$200,000;

The Neighborhood Development Center (NDC) plans to purchase and renovate the former "Antiques Minnesota" building at 1508 East Lake Street as a community-based revitalization strategy. The street level entrances and windows will be restored to their original use for the store-front businesses, reinvigorating the street with commercial activity that will help to establish the corridor as the central Latino Commercial District in Minneapolis. By renovating this prime historic property, this project creates new economic and cultural opportunities for residents and businesses located in the EZ – housing arts and

community-based businesses that will create jobs for teens and adults, provide cultural programs for neighborhood youth and families, and generate new customers for nearby restaurants, retail stores and other businesses. Funding is (primarily) to remediate asbestos.

Ripley Gardens (Queen Care) Ward 5

300 Queen Ave. North

Hennepin County ERF request: \$52,000;

Ripley Gardens will be developed as a mixed-income, mixed-use site, including approximately fifty-two (52) rental units of housing – both affordable and market rate; eight (8) for sale townhouses; 1500 s.f. of commercial space at the corner of Penn and Glenwood; and, underground parking to preserve green space. The proposal preserves the existing historic buildings on the site, and renovates the brick building and Tudor house into housing, and the bungalow into community space. This application is for necessary project work not funded from the prior (funded) application to remediate asbestos and lead.

River Run Apartments Ward 3

14XX Marshall St NE

DEED remediation grant request: \$100,000;

Metro Council TBRA request: \$13,000;

Hennepin County ERF request: \$100,000;

Local Match \$12,000 (developer's funds)

The River Run Apartments is a mixed-income rental housing building with 101 units and is designed to have the maximum number of units facing the river. Also, public access to the Mississippi River is enhanced through a gateway/kiosk that leads toward the river via a meandering path. Underground parking is provided along with a smaller surface parking area for guests. Being a mixed income Project, approximately 66% of the units are affordable to households making 60% or less of AMI. Funding is to remediate soils contaminated with petroleum and heavy metals.

Shoreham Yards Ward 3

28th & Central

DEED investigation grant request: \$50,000;

Hennepin County ERF request: \$50,000;

The neighborhoods surrounding the Canadian Pacific (CPRR) Shoreham Yards have a long history working for redevelopment of the Central Avenue frontage of the Shoreham Yards. Currently the CPRR is involved in environmental law suits involving companies who leased property in Shoreham. The contested properties are north of the property for which this test grant is being sought. The CPRR has indicated that they might be in a position to market the site if the City were to indemnify them from environmental damages on the site. The City will consider such an agreement with the CPRR if the site can be characterized and limits placed on the kind and source of pollution on the site. PEER Engineering has evaluated the available data and recommended a testing program that will cost \$100,000. If the approximately 5 acre site can be marketed the resulting redevelopment for light industrial reuse would lead to construction of approximately 60,000 square feet of light industrial buildings employing about 90 people.

Village in Phillips Ward 6

E 24th St. between Bloomington Ave & 17th Ave S,

Hennepin County ERF request: \$55,000;

Community initiated redevelopment of substandard residential area. Approximately 1.5 acres for 28 unit mixed income townhouse project. Remediation will be conducted in two phases. Funding is to remediate arsenic-contaminated soil.

Wall # 2 Ward 2

DEED investigation grant request: \$50,000;

Hennepin County ERF request: \$25,000;

The Wall companies propose to build a 400,000 square foot University related research park on property in SEMI largely occupied by grain elevators. Determination of the environmental condition of the site is critical to redeveloping the area. The grant for testing is therefore a critical first step in the redevelopment process. Ultimately Wall anticipates construction of three or four buildings housing companies employing about 600 people. The site (and all of SEMI) is within the City's proposed Bioscience Zone. The City is making a separate application to DEED for this designation. That designation does not provide for environmental investigation funding.

Contamination Cleanup Grant Requests:

These projects are consistent with City of Minneapolis and MCDA Goals and request funding in the following amounts:

Metropolitan Tax Base Revitalization Account Contamination Cleanup Grant Requests

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Franklin Lofts	\$ 115,000
Total Metropolitan Council:	\$ 694,860

MN Department of Employment and Economic Development Contamination Cleanup Grant Requests

Project	Grant Request
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Greenleaf Lofts on Nicollet	\$ 149,625
Karamu East & West	\$ 290,625
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Wall #2 (SEMI) (investigation)	\$ 50,000
Total MN DEED	\$2,141,500

Hiawatha Business Center, Greenleaf Lofts, River Run Apartments local matches will come from developer's funds. Karamu East & West local match will come from developer's funds and NRP. Because Shoreham Yards and Wall #2 are investigation funding requests, a local funding match is not required.

Hennepin County Environmental Response Fund Grant Requests

Project	Grant Request
Hiawatha Business Center	\$100,000
Hiawatha Commons	\$ 40,000
Greenleaf Lofts on Nicollet	\$ 75,000
River Run Apartments	\$100,000
Shoreham Yards	\$ 50,000
Ripley Gardens (Queen Campus)	\$ 52,000
Wall #2 (SEMI)	\$ 25,000
LSS Housing Opportunities	\$ 30,000
Franklin Lofts	\$115,000
Village in Phillips	\$ 55,000
Total Hennepin County ERF	\$642,000

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing application to the Metropolitan Council Tax Base Revitalization Account for various projects.

Whereas, the City of Minneapolis (the "City") was a participant in the Livable Communities Act's Housing Incentives Program for 2001-2002 as determined by the Metropolitan Council, and is therefore eligible to make application for funds under the Tax Base Revitalization Account; and

Whereas, the City has designated the Minneapolis Community Development Agency (MCDA) to apply on behalf of the City to the Tax Base Revitalization Account; and

Whereas, the MCDA has identified the following clean-up projects within the City that meet the Tax Base Revitalization Account's purposes and criteria: Antiques MN Building, Franklin Lofts, Greenleaf Lofts on Nicollet, Hiawatha Business Center, Karamu East & West on Plymouth, and River Run Apartments; and,

Whereas, the MCDA intends to act as the legal sponsor for one or more of the above-referenced projects, which are more completely described in the Tax Base Revitalization Account grant applications to be submitted to the Metropolitan Council on November 1, 2003; and

Whereas, the MCDA has the institutional, managerial and financial capability to ensure adequate project administration; and

Whereas, upon approval of one or more of its applications, the MCDA may enter into agreements with the Metropolitan Council for one or more of the above-reference projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The Board of Commissioners of the Minneapolis Community Development Agency:

That the MCDA Board of Commissioners authorizes the Executive Director to apply on behalf of the City of Minneapolis to the Metropolitan Council for Tax Base Revitalization Account funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.

RECORD OF COMMISSIONER VOTE													
Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust	Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust
Benson							Ostrow						
Colvin Roy							Samuels						
Johnson							Schiff						
Johnson Lee							Zerby						
Lane							Zimmermann						
Lilligren							Goodman, chair						
Niziolek													
Vote:		NV - Not Voting		Abs - Absent		Ovrd - Vote to Override		Sust - Vote to Sustain					

ADOPTED

Chairperson

APPROVED

Mayor

NOT APPROVED

VETOED

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing application to the Minnesota Department of Employment and Economic Development Contamination Cleanup Grant Program for various projects.

Whereas, the Minneapolis Community Development Agency (MCDA) intends to act as the legal sponsor for one or more of the following projects that are more completely described in the contamination clean up applications to be submitted to the Minnesota Department of Employment and Economic Development (DEED) on November 1, 2003: Greenleaf Lofts on Nicollet; Hiawatha Business Center; Karamu East & West on Plymouth; River Run Apartments; Shoreham Yards; and Wall # 2; and

Whereas, the MCDA has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

Whereas, the sources and amounts of the local match identified in the applications are committed to the identified projects; and

Whereas, the MCDA has not violated any federal, state or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

Whereas, upon approval of one or more of its applications, the MCDA may enter into agreements with the DEED for one or more of the above-referenced projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The Board of Commissioners of the Minneapolis Community Development Agency:

That the MCDA Board of Commissioners authorizes the Executive Director to apply to the Department of Employment and Economic Development for Contamination Clean Up Grant Program funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.

RECORD OF COMMISSIONER VOTE													
Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust	Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust
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Niziolek													
Vote: NV - Not Voting			Abs - Absent			Ovrd - Vote to Override			Sust - Vote to Sustain				

ADOPTED

_____.

_____Chairperson

APPROVED

NOT APPROVED

VETOED

_____.

_____Mayor

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing application to the Hennepin County Environmental Response Fund for various projects.

Whereas, the Minneapolis Community Development Agency (MCDA) intends to act as the legal sponsor for one or more of the following projects that are more completely described in the Environmental Response Fund applications to be submitted to Hennepin County on November 1, 2003: Franklin Lofts; Greenleaf Lofts on Nicollet; Hiawatha Business Center; Hiawatha Commons; Lutheran Social Services Housing Opportunities; Ripley Gardens (Queen Campus); River Run Apartments; Shoreham Yards; Village in Phillips; and Wall # 2; and,

Whereas, the MCDA has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

Whereas, the MCDA has not violated any federal, state or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

Whereas, upon approval of one or more of its applications, the MCDA may enter into agreements with Hennepin County for one or more of the above-referenced projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The Board of Commissioners of the Minneapolis Community Development Agency:

That the MCDA Board of Commissioners authorizes the Executive Director to apply to the Hennepin County Environmental Response Fund for funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.

RECORD OF COMMISSIONER VOTE													
Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust	Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust
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Vote: NV - Not Voting			Abs - Absent			Ovrd - Vote to Override			Sust - Vote to Sustain				

ADOPTED

_____.

_____Chairperson

APPROVED

NOT APPROVED

VETOED

_____.

_____Mayor